

**MINUTES OF MEETING**  
**Newberry County Board of Zoning Appeals**  
**Tuesday, December 3, 2024, at 5:30 p.m.**  
**Council Chambers**  
**Newberry County Annex**

**Members Present:**

Chairman Doug Hipp  
Wayne Boland  
Ty Ransdell  
Hugh Lister  
Patrick Meetze  
Patrick Wilkes

**Members Absent:**

Ida Werts

**Other Attendees:**

Katie Werts, Zoning Administrator/Secretary  
Josh Edwards  
Tim Lang  
Other Concerned Citizens

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**Call to Order and Determination of Quorum:** Chairman Doug Hipp called the meeting to order at 5:30 p.m. and determined there was a quorum.

**Approval of Minutes of Meeting:** The minutes from the November 5, 2024, meeting was reviewed. A motion to approve the minutes as written was made by Hugh Lister, seconded by Wayne Boland. The vote was unanimous to approve the minutes.

**New Business: Case Presentation**

- A. Case # VA01-12-03-24:** A Variance request for the relief of the required 10-foot side property line setback, to be 4 feet from the side property line. The property is located at 4 Mulberry Street, Peak, SC. Tax Map # 752-1-3-1

Katie Werts presented the case to the Board as outlined in the Staff Report. She stated that the applicant is requesting a variance for the relief of the required 10-foot side property line setback, to be 4 feet from the side property line for an addition to an existing commercial building. After a discussion with various pertinent questions from the board members, Ty Ransdell made a motion to approve the request as stated, seconded by Wayne Boland. The vote was unanimous to approve the variance.

- B. Case # VA02-12-03-24:** A Variance request for the relief of the required 20-foot rear property line setback, to be 5 feet from the rear property line. The property is located at 4 Mulberry Street, Peak, SC. Tax Map # 752-1-3-1

Katie Werts presented the case to the Board as outlined in the Staff Report. She stated that the applicant is requesting a variance for the relief of the required 20-foot rear property line setback, to be 5 feet from the rear property line for an addition to an existing commercial building. After a discussion with various pertinent questions from the board members, Hugh Lister made a motion to approve the request as stated, seconded by Patrick Meetze. The vote was unanimous to approve the variance.

#### **Old Business:**

- A. Case # VA05-11-05-24:** A Variance request for the relief of the required 50-foot road right-of-way setback of Industrial Park Road to be 10-foot from the road right-of-way to cover and existing concrete pad. The property is located at 71 Industrial Park Rd. Newberry, SC. Tax Map # 294-3-1

Katie Werts presented the case to the Board as outlined in the Staff Report. She stated that the applicant is requesting a variance for the relief of the 50-foot required setback from Industrial Park Road ROW, to be 10 feet from the ROW. After a discussion with various pertinent questions from the board members, Wayne Boland made a motion to approve the request as stated, seconded by Ty Ransdell. The vote was unanimous to approve the variance.

#### **Other Business:**

- A. Approval of the 2025 meeting schedule.**

Katie Werts presented the proposed 2025 meeting schedule to the board. Ty Ransdell made a motion to approve the 2025 meeting schedule as presented, seconded by Hugh Lister. The vote was unanimous to approve the 2025 meeting schedule.

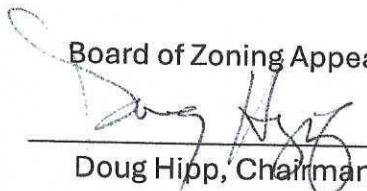
#### **Discussion and Information Items:**

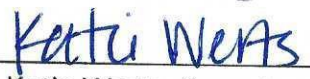
Next scheduled BZA meeting is January 7, 2025, at 5:30 p.m.

#### **Adjourn:**

Due to there being no other business, Patrick Wilkes made a motion to adjourn the meeting, seconded by Wayne Boland. Chairman Doug Hipp adjourned the meeting at 5:50 p.m.

Board of Zoning Appeals

  
Doug Hipp, Chairman

  
Katie Werts, Secretary

1/7/2025  
Date Approved